



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 062-05
415 ALAN ROAD AND 23 WADE COURT
OCTOBER 6, 2005

APPLICATION OF BOB GODA, PENFIELD & SMITH, AGENT FOR ANDREW M. SEYBOLD, PROPERTY OWNER, 415 ALAN ROAD, APN 041-091-024, A-1/SD-3, ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES AND CHRIS PELONIS, PROPERTY OWNER, 23 WADE COURT, APN 047-071-020, E-3/SD-3, ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, ONE UNIT PER ACRE (MST2005-00078)

The project consists of a request to initiate a Zone Change for a portion of the parcel located at 415 Alan Road from A-1/SD-3 (One-Family Residence Zone/Coastal Overlay Zone) to E-3/SD-3 (One-Family Residence Zone/Coastal Overlay Zone). If the zone change is initiated, a Local Coastal Program Amendment would be required as well. If the initiation request goes forward, the proposed project, which also includes the parcel located at 23 Wade Court, would also require a Tentative Subdivision Map, Lot Area Modification, and Coastal Development Permit.

The discretionary applications required for this project are:

1. Initiation of a Zone Change from A-1/SD-3 (One-Family Residence Zone/Coastal Overlay Zone) to E-3/SD-3 (One-Family Residence Zone/Coastal Overlay Zone); and
2. Initiation of a Local Coastal Program Amendment to accept the zone change.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 29, 2005 If item is continued list each Staff report separately with attachments.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Richard and Shirley Tanner, 422 Alan Road, SB, CA 93109
 - b. Chris and Tina Agnoli, 405 Alan Road, SB, CA 93109
 - c. Eldon and Zazilia Tatsch, 440 Alan Road, SB, CA 93109
 - d. Donald Rice, 430 Alan Road, SB, CA 93109

- e. Sylvia Danner, 3 Wade Court, SB, CA 93109
- f. Donald Kifer, 20 Wade Court, SB, CA 93109
- 4. Correspondence received in opposition to the project:
 - a. Steve H. Dougherty, 414 Alan Road, SB, CA 93109

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

Denied the initiation of the zone change and initiation of the Local Coastal Program Amendment, due to constraints on traffic resources and the aggravation of slope density non-conformity.

This motion was passed and adopted on the 6th day of October, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 3 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Deana Rae McMillion, Admin/Clerical Supervisor

11-17-05

Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.